

---

**EST.  
1972**

**THORNES**

**ESTATE  
AGENTS**

13 MURRAY STREET, LLANELLI, CARMARTHENSHIRE SA15 1AQ  
Tel. 01554 757654 : Fax. 01554 756741 : Email: [info@thornesllanelli.co.uk](mailto:info@thornesllanelli.co.uk)  
**VIEW ALL OUR PROPERTIES AT: [www.thornesllanelli.co.uk](http://www.thornesllanelli.co.uk)**

---

**143 DOLAU FAN, BURRY PORT,  
CARMARTHENSHIRE SA16 0RP**



**OFFERS IN THE REGION OF £149,950**

- **SEMI DETACHED PROPERTY**
- **SITUATED IN AN ELEVATED LOCATION  
ENJOYING LOVELY COASTAL VIEWS**
- **STUDY**
- **LOUNGE**
- **KITCHEN/DINER**
- **5 BEDROOMS**
- **BATHROOM**
- **UPVC DOUBLE GLAZED WINDOWS**
- **GAS CENTRAL HEATING**
- **OFF-STREET PARKING**

## **143 DOLAU FAN (cont'd)**

A spacious, well presented semi detached property situated (edged RED on attached plan) in the coastal town of Burry Port, within easy access of Burry Port Boating Marina and Pembrey Countryside Park and set in an elevated location, enjoying beautiful coastal views from the rear. The property has a walled front garden with off-street parking for two vehicles and side entrance leading to rear garden.

### **GROUND FLOOR** **STORM PORCH.**

**ENTRANCE HALL** – UPVC double glazed entrance door and side screen. Radiator. Staircase leading to first floor.  
**STUDY** – 3.15m(10'4") x 2.65m(8'9"). UPVC double glazed window.  
**LOUNGE** – 6.92m(22'9") x 3.61m(11'10"). 2 Radiators. 2 UPVC double glazed windows. Laminate flooring. Fireplace with electric fire.  
**KITCHEN/DINER** – 5.69m(18'8") x 8.00m(26'3"). Radiator. Tiled floor. 2 UPVC double glazed windows and UPVC double glazed French doors leading to rear garden. Partially tiled walls. Range of base units incorporating 1 ½ basin sink unit, electric oven and gas hob with extractor fan above, dishwasher and fridge/freezer. Storage cupboard.

### **FIRST FLOOR**

**LANDING** – Radiator.  
**FRONT BEDROOM** – 3.77m(12'5") x 3.31m(10'11"). Fitted wardrobes. UPVC double glazed window.  
**BACK BEDROOM** – 3.31m(10'11") x 3.01m(9'11") (overall). Radiator. UPVC double glazed window. Storage cupboard housing Worcester combi boiler. Fitted wardrobes.  
**FRONT BEDROOM** – 3.10m(10'2") x 2.64m(8'8"). Radiator. UPVC double glazed window.

**BACK BEDROOM** – 3.10m(10'2") x 2.63m(8'8") (overall). Radiator. UPVC double glazed window.

**FRONT BEDROOM** – 2.84m(9'4") x 2.12m(7'0"). Radiator. UPVC double glazed window.

**BATHROOM** – Bath with electric shower above, wash hand basin and W.C. Heated towel rail. UPVC double glazed window. Tiled walls.

### **OUTBUILDINGS – 2 SHEDS.**

**EXTERIOR** – The property has a walled front garden with parking area for two vehicles and side entrance leading to rear garden which enjoys beautiful coastal views.

**TENURE** – Freehold (to be confirmed).  
**COUNCIL TAX BAND** – 'C'

**VIEWING** - Strictly by appointment with THORNES.



**PLEASE NOTE:** Neither services nor appliances tested by Agent. THORNES for themselves and for the Vendors or Lessors of the property whose agents they are give notice that:

1. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the a contract.
2. No person in the employment of THORNES has any authority to make or give any representation or warranty whatever in relation to this report.



"Thornes" is the trading name of Thornes Limited registered in Wales.  
Company Registration Number 6544831.



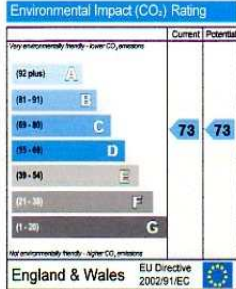
# Energy Performance Certificate



143, Doleau Fan Road  
BURY PORT  
SA16 6RP

Dwelling type: Semi-detached house  
Date of assessment: 09-Mar-2011  
Date of certificate: 09-Mar-2011  
Reference number: 0883-2841-6072-9608-4235  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 110 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



England & Wales EU Directive 2002/91/EC

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	176 kWh/m <sup>2</sup> per year	172 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	3.2 tonnes per year	3.1 tonnes per year
Lighting	£91 per year	£81 per year
Heating	£534 per year	£540 per year
Hot water	£118 per year	£118 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

